

FOR SALE—THE ONE-HALF of a VALUABLE ESTATE—having twelve years to run, in General use, and will last that time, with no extra premium. It is bounded on three sides each year. Price \$5,000 thousand dollars cash. The other half could not be purchased for ten thousand dollars. Satisfactory references and guarantees. For further particulars apply to EATON BROTHERS, No. 34 Liberty-st.

FOR SALE or EXCHANGE—A CHEMICAL LABORATORY for pharmaceutical and other preparations complete with suitable Buildings, Land, Fixtures, &c., for sale at a bargain. MILES & SETTS, No. 11 Wall-st.

IRON FOUNDRY for SALE.—A first-rate IRON FOUNDRY, Planing and Machining Machine, and Machine Shop, at Bush, Steuben County, N. Y., for sale for a sum and date to be agreed upon. References and ready possession given immediately. For particulars, address T. WHITING, Bush, Steuben County, N. Y.

STEAMER HERMANN—for SALE.—A STEAMER OF PASSAGE—for sale and the above Steamer, price \$10,000. Apply to C. HERSENT, office of Le Progrès, No. 22 Broadway.

THE UNITED STATES MECHANICAL STREET-CLEANING COMPANY are now prepared to contract with Corporations, Contractors, Turnpikes or Plant-road Companies for CLEANING STREETS and HIGHWAYS of every description. By the year, month or mile in any part of the United States. The Company, together with their Sweepers and Cleaning Apparatus, has received the highest commendations from the Press and authorities of every city where they have operated. The merits of the machines being not only in the quickness of their work, but also in the great economy of fuel, particularly so on cold-winter pavements and macadamized roads. In this respect they receive the testimony of every civil engineer who witnesses their construction and mode of operation. The engines and large towns they simplify the system of cleaning, washing authorities, and the streets or streets cleaned in a short space of time. For particulars address SMITH, SECKEL & CO., No. 333 Broadway, New-York, or No. 110 South Front-st., Philadelphia.

TO RIDE GOODS MERCHANTS.—FOR SALE about \$10,000 worth of Saleable DRY GOODS, with new and complete Fixtures and Capital. Also a Stock of Men's and Women's wear from this May. Store 20 by 40 feet, located in a very fine building in the city of New-York. This is an excellent opportunity for an energetic business firm to make money. Business established 7 years. Offers received for 10 days; if not disposed of the Stock now, will be held for 30 days, and the premises let to Lessees, a good Due Date given, and the premises to be paid off in 6 months. HENRY J. SCUDDER, Attorney, &c., No. 2 MORRIS, No. 1024-a-st.

WANTED—A PARTNER IN THE MACHINE-MAKING BUSINESS—with \$1,500 to \$5,000, either as a principal mechanist or to attend to the accounts. The business has been long in operation, is well established and well located in this city, and will offer good inducements to an enterprising Man. Address PARTNER, Tribune Office, with real estate.

\$8,000.—A SPLENDID BARGAIN—The STOCK, TOOLS, and FIXTURES of a highly profitable, genteel, and exclusive Manufacturing business, comprising all the apparatus, tools, &c., required for the manufacture of hats, &c., \$8,000. Apply to THOMAS & STREET, No. 34 Pine-st., New-York.

\$200.—WANTED—A PERSON acquainted with the TEA BUSINESS, to take charge of up-to-date Tea Store, the owner having other business would be little in the store. A good chance to get into safe, profitable and permanent business. Address TEAS, Tribune Office.

Summer Retreats.

A COMPLETE SUMMER HOME on the Hudson River, near New-Hamilton, Dutchess County, with Rooms in single and double suites. Scenery magnificent. Water soft. Fruits of all kinds abundant, and every means of comfort. Apply for Circumlets at No. 308 Broadway. A personal interview on Saturday.

BOARD in the HIGHLANDS.—After the 1st of May, the large and commodious House of the subscriber, near Cornwall Landing, on the Hudson River, will open for BOARDERS. The distance from New-York is 53 miles, or two hours by steamboat. Distance from Newburgh is half a mile, from Newburgh five miles. Horses and conveyances to be had at all times. Terms for Board and accommodations, moderate. Address FROST BRUNDAGE, Cornwall, Orange Co.

Hotels.

I R V I N G H O U S E.—This popular and well-known establishment has recently undergone thorough alterations to meet the present change now occurring in the hotel system. It is now in full operation, and will be open to all visitors. The building is now in the hands of Mr. E. L. Ladd, of Boston, and the same elegant Dining-Room as heretofore, with Table d'Hôte & Laudier Ordinary, which will be thrown open to the public from Chambers-st. and Broadway entrances. It is expected the Hotel will meet with the favor of the public, and will be a great convenience to all boarders, as every attention will be paid to guests of moderate charges. The Irving House has been newly furnished and painted throughout, with various improvements added. The whole to be conducted by Mr. W. H. ROBERTSON, manager. The hotel is well provided with a good kitchen department, which is a guarantee for its future success. The rooms will be charged for separately and prices governed according to size and location.

LDGINGS—Gentlemen can obtain well-furnished single-bedded ROOMS, for \$1.50 to \$2.50 per week, or 2/3 to 3/4 per night, at the EAGLE HOTEL, corner of Frankfort and William-sts. There are numerous Refectories adjacent, at which they can obtain meals.

Board and Rooms.

A PRIVATE FAMILY residing in a first-class house containing six modern improvements and one basement, located in a quiet residential part of the city, will accommodate a few single Gentlemen with ROOMS and BOARD. References required. Also an English BASEMENT to LET, suitable for a Dentist, Physician or Surveyor. Address No. 60 St. Marks-place.

A FRENCH FAMILY, without children, would let some comfortably FURNISHED ROOMS, with BOARD, to a few Gentlemen. The House has all the modern improvements, and is situated two blocks from Broadway. References required. Apply at No. 234 East 12th-st.

A GENTLEMAN and his Wife, or three or four Single Gentlemen can be accommodated with ROOMS on second floor, with BOARD in a private room, at \$1.50 per day, opposite Mr. Van Ness's park Reference exchange.

BY APPLICATION to Mrs. LEE, Union-square Post-Office, arrangements can be made with persons wishing to engage BOARD in a first-class house in the vicinity of Union-square and 5th-av. for the 1st of May. References exchanged.

BOARD.—A pleasant second-story FRONT ROOM, suitable for two persons, with a private family, opposite St. John's Park. Price, \$20 to \$25 per week. Address Box 121, Post-Office.

BOARDING.—A private family having the whole second floor of a large House to Let with Board, uniformly kept like a first-class hotel, and all the conveniences of a first-class house. Bath and Gas in the house. To be moderate. Apply at No. 120 Sullivan-st.

BOX RIDING at NO. 177 EAST BROADWAY.—Front, and back Parlor in second story to let, with BOARD, to Gentlemen, and their Wives, likewise, a Room for single Gentlemen.

BOARD.—A handsome front PARLOR and Room attached, with the best accommodations, in the new brown-stone house, No. 192 East 12th-st. Also a desirable ROOM for a single Gentleman. References exchanged.

BOARD—A Lady having a large house is desirous of accommodating a few young men, and of giving them with Board, a bed, and Gas in the house. Apply at No. 5 St. George's place, East 12th-st., between 1st and 2nd.

BOARDING—Pleasant like the country, more convenient terms offered, at No. 155 Croton-av. (Murray Hill, opposite the Palace.) Can sleep 5 minutes.

BOARDING—At Nos. 45 and 47 East Broadway, for Gentlemen and their Wives and single Gentlemen.

BOARD in BROOKLYN.—A Gentleman and his wife and two or three Gentlemen or Ladies can be accommodated with full or partial Board, in a first-class house by applying at No. 106 Broadway, near Concord.

BOARD in BROOKLYN.—A Gentleman having a house pleasantly located, with the modern improvements, like a disposal of a suite of Rooms, furnished or unfurnished, to a Gentleman and his Wife, or two Gentlemen, with Board. References exchanged. Diana & Co., Appt. at No. 62 Willoughby-st.

BOARD in BROOKLYN.—Two Gentlemen with their Wives, may obtain pleasant, unfurnished Apartments, by early application at No. 45 Livingston-st., one door from Court, at convenient distance from Wall-st., South and Fulton Ferries.

FURNISHED ROOMS—in a house having all the modern improvements, whose children, or wife, &c., are staying away, a room or two, for Gentlemen, or ladies, who desire to have a room or two, for themselves, in a desirable location. Apply at No. 234 2d-av., one door below 13th-st. References exchanged.

ROOMS to LET—Furnished or Unfurnished, \$10 to single Gentlemen only. Without Board. The house, all the modern improvements. Apply at No. 367 4th-av., between the Bowery and La Fayette-place.

HOUSE WANTED.—Any genteel family having more room than they require could let part of their HOUSE for suitable for a small family, consisting of Gentleman, and wife, or several persons, necessarily located in Brooklyn, and rent low. Address TAYLOR, Tribune Office, giving full particulars.

HOMES and Farms Wanted.

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ROOMS to LET—Unfurnished PARLOR and BEDROOM to LET with or without Board by a private family. Apply at No. 178 East 23d-st.

TO LET—In Amos-st., near Greenwich-st., a very desirable FURNISHED ROOM, with Gas and Heat, all day and night. The room consists of a Gentleman and his wife, whose study would be to make a pleasant home for a desirable company. Address J. M. D., Box No. 177 Pecksl-st.

TO LET—To a single Gentleman, one or two pleasant ROOMS on the second floor, with or without par BOARD, by a small private family, in 2d-st., near 6th-av. House has modern improvements. Inquire at No. 254 Washington-st.

TO LET with BOARD—at No. 132 Bleeker-st., a FRONT ROOM, third story, Bed-room, dining, Par-room lighted with gas. Likewise a Bed-room, second-story par-

TO LET—To Gentlemen, two or three in ROOMS, Inquiry No. 17 Broad-st.

TO LET—Single Gentleman, a handsomely furnished ROOM, in a small private family, with or without BREAKFAST, Gas and Bath in the house. References exchanged. No. 630 Houston-st., west of Broadway.

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TO LET—Single Gentleman, a handsomely furnished ROOM, in a small private family, with or without BREAKFAST, Gas and Bath in the house. References exchanged. No. 630 Houston-st., west of Broadway.

TO LET—A LOT of GROUND, situated on 13th-av., between 9th and 10th-sts., a neat 2-story frame HOUSE, fitted in brick—two rooms, cellar, and six small LOTS of GROUND, covered with fruit trees. Care to sell at 125 per cent. Rent, \$250. Apply to H. H. RICE, Superior Court, No. 19 City Hall.

COPTAGES at CLIFTON, STATION ISLAND, for SALE or LET—One large new COTTAGE, situated about one mile from the village of PEAKSKILL, and only about one mile south of the Hudson River & R. & D. P. & W. The view is elevated and very commanding, and the atmosphere is healthful. The house is a full two-story residence of stone, with a fine porch, and a circular staircase. Address of THOS. NELSON, No. 70 Wall-st., New York; W. M. R. NELSON, Peekskill; or of the owner, Mr. LEAVENS.

AT HARLEM—for SALE or to LET on 133d-st., between 9th and 10th-sts., a neat 2-story frame HOUSE, fitted in brick—two rooms, cellar, and six small LOTS of GROUND, covered with fruit trees. Care to sell at 125 per cent. Rent, \$250. Apply to H. H. RICE, Superior Court, No. 19 City Hall.

PIANO-FORTES at wholesale prices for cash or satisfactory paper. A great inducement to purchasers now offered.

PIANOS—PIANOS!—Great bargains may be had at the splendid Warehouse of N. P. S. CURTISS, at his old stand, No. 44 Broadway, where he has registered with a rich and varied assortment of PIANOS, from the celebrated manufacturer of George Hewitt, Boston, and also a large assortment of New-York manufacturers. PIANOS, &c., for cash or credit.

PIANOS to LET—HAINES BROS. & CUMMINGs rent their most expensive as well as their plainest pianos, with a variety of models, and will supply them to call before purchasing elsewhere.

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